

Weare Conservation Commission
Minutes
May 14, 2003

In attendance were: Tom Carr, Mike Manna, Andy Fulton, Paul Nave, and John Ciampi. Absent were Ellen Dokton and Pat Myers.

Meeting commenced at 7:07 PM.

1) **Tom Carr** - addressed the Commission concerning his meeting with the BOS at their regular session on May 12th. During this meeting, Tom introduced himself to the Selectmen and addressed them about the Toby Hill/Craney Hill land swap and also the Wood's property. The Selectmen were not sure if the Toby/Craney Hill property transaction was complete because at this time it is not known if the deeds have been transferred. It was suggested to the BOS by Tom that the transfer documentation include language reflecting the Commission's intention of providing for conservation protection for the Toby Hill property. Lacking this inclusion, Tom proposes to draft a warrant article to have this language inserted. Tom also gave the BOS an update on the Wood's property, stating that the next step in procuring this property is to have the appraisal and sales agreement finalized. Bob Christenson, new town office coordinator, will be given a copy of these finalized papers. Also, Mr. Christenson was recommended as a liaison to the town attorney.

2) **High Rock Development** – Tom Carr and Paul Morin of the Planning Board, have made discussion against HRD pertaining to the driveway, which apparently was not constructed according to plan. The plans called for a single driveway to be constructed for a single house and not to be added to another drive, as is the case. Three options are open to attempt to resolve this dilemma. a. - leave the driveway as is; b. - remove one driveway to create one common drive and replant the wetland; c. - disconnect one driveway and reconnect it separately. Tom plans to attend the Planning Board work session and to seek advice on dealing with this issue.

3) **Paul Morin** - Tom Carr spoke with Mr. Morin, chair of the Planning Board, pertaining to the inclusion of a wetland seals and stamps on the received building plans in which Paul has no problem. However, he suggested that the Commission familiarize itself, or at least review, the applicable RSA's in order to avoid later conflict with wetland surveyors concerning this stamp inclusion on the plans. Some of the RSA's Tom reviewed with the Commission this evening included 310 A: 77, 310 A: 78, and 310 A: 79, which deals with exemptions, and 310 A: 95 which deals with violations. Hopefully, familiarization with these RSA's will result in the Commission's desire for future compliance of wetland stamp inclusion.

4) **Holly Hill Farm Subdivision** - an abutter, Linda Bock, broached the subject of addressing the issue of view sheds, specifically as it pertains to Holly Hill Farm subdivision. Tom Carr stated that currently there are no provisions installed addressing this concern. However, the Office of State Planning (OSP) recommends that municipalities adopt regulation to favor the implementation of this

issue. Mr. Carr mentioned that failure to address this matter would result in lowering the overall quality of life in Weare since visual sense is a primary way of being reminded of the scope of beauty surrounding us. The Planning Board would like the Commission to do a joint site walk at this location; however, at this time, no date has been set. Tom underscored that developers must be willing to work with the Commission and Planning Board jointly on this agenda, adding that he (Paul Morin) isn't sure how much persuasion the Planning Board has on this issue, but Mr. Morin feels confident that the Board does maintain significant influence to be effective on this issue. The proposal, as stated by Mr. Carr, is to establish the view shed demarcation as a setback, keeping visible development out of the main view shed area. Tom feels that establishing this setback would be of minimal effort. Tom Carr mentioned identifying selected vistas around town with the hope of establishing view shed overlay districts. This proposal would need to be a joint venture of the Commission, Planning Board, and Zoning Boards. General discourse ensued for awhile, discussing ways to implement the aforementioned proposal.

5) **RER LLC** - lots 201/71 & 407/7. This plan was submitted to the Commission several months ago for review, and at that time it lacked a wetland stamp. The wetlands were delineated by Alden Bouchman, certified wetland scientist, who reviewed these plans and subsequently stamped them.

6) **Tarand Development LLC** - Tom Carr excused himself from discussion of this issue, due to prior involvement in this concern. Mike Manna made motion to delay review of this standard dredge and fill permit, and John Ciampi 2nd. Motion carried.

7) **By-Laws** - the consolidated version of the proposed by-laws were passed out to the members during the previous work session .Tom urged the members to review them in order to make corrections, comments, suggestions, etc. so to finalize completion and subsequent approval of this agenda.

8) **Minutes** - Andy asked John Ciampi to e-mail the final version of the minutes to him so he can transcribe them to the town web page each month.

9) **Revised wetland application procedure** - DES is in process of adopting a reconfigured application procedure called a "permit by notification process" in which the applicant initiates the permitting process through notification rather the more usual route of a written application process. This new procedure is intended for low impact projects such as driveway culverts, seasonal docks, modification of seasonal wharfs, etc.

10) **Change in appeals process** - Marjorie Swope, director of the state Conservation Commissions, has appealed to the statewide Commission to review and make comment on a newly designed appeals process. Tom stated he has no historical interaction with this segment of the permitting process, so a dearth of commentary on this topic prevails. However, a copy of Ms. Swope's letter will be placed on file for future reference.

11) **Boundary signs** - Mike Manna would like to initiate installing boundary signs in the Ferrin Pond conservation area. Corresponding to this topic, Mike spoke of his frustration in deterring ATV's illegal

activity on conservation land. General discussion followed on this topic, enumerating the ramifications to this persistent problem.

12 **Adjournment** - John Ciampi made motion to adjourn and Andy Fulton 2nd. Motion carried. Meeting adjourned 8:57 PM.

Respectfully submitted,

John Ciampi

cc: town clerk

Files

BOS